026.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,100,000	/	1,100,000
USE VALUE:	1,100,000	/	1,100,000
ASSESSED:	1,100,000	/	1,100,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROGDON STEVE &
Owner 2:	BROGDON PATRICIA &
Owner 3:	WESSELL PAUL & MARY
Street 1:	68 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALKER JAMES/DEBORAH -
Owner 2:	-
Street 1:	68 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3993 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	644,000		456,000	1,100,000
Total Card	0.115	644,000		456,000	1,100,000
Total Parcel	0.115	644,000		456,000	1,100,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.50 | /Parcel: 275.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	17617
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!2150!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	644,200	0	5,000.	456,000	1,100,200	1,100,200	Year End Roll	12/18/2019
2019	105	FV	478,500	0	5,000.	484,500	963,000	963,000	Year End Roll	1/3/2019
2018	105	FV	478,500	0	5,000.	353,400	831,900	831,900	Year End Roll	12/20/2017
2017	105	FV	448,700	0	5,000.	307,800	756,500	756,500	Year End Roll	1/3/2017
2016	105	FV	448,700	0	5,000.	262,200	710,900	710,900	Year End	1/4/2016
2015	105	FV	387,500	0	5,000.	256,500	644,000	644,000	Year End Roll	12/11/2014
2014	105	FV	387,500	0	5,000.	210,900	598,400	598,400	Year End Roll	12/16/2013
2013	105	FV	402,500	0	5,000.	200,600	603,100	603,100		12/13/2012

PRINT

Date	Time
12/10/20	17:37:57

LAST REV

Date	Time
08/07/17	08:10:26
apro	
2150	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER JAMES/DE	64847-258		1/29/2015	Change>Sale	562,000	No	No		
BROGDON JAMES H	34516-545		1/8/2002		350,000	No	No		
	17356-136		9/1/1986		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2015	114	Redo Bas	40,000					Renovate and bring

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Inspected	HS	Hanne S
7/22/2017	MEAS&NOTICE	KB	Kevin B
5/19/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	189	PATRIOT
4/23/2009	Meas/Inspect	189	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99722219
Const Adj.:	0.98500049
Adj $ / SQ:	166.985
Other Features:	153599
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791153
Depreciation:	147154
Depreciated Total:	643998

COMMENTS

IN-LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	LINE 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

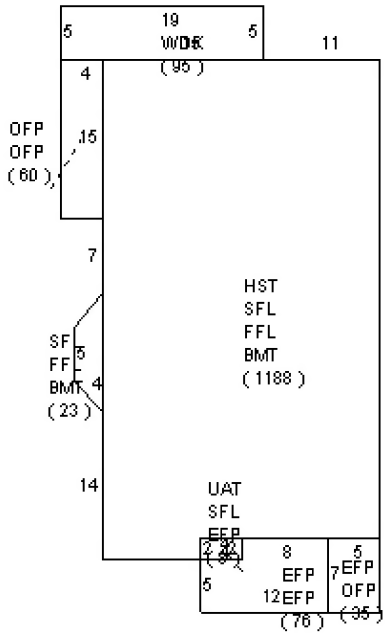
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.98
Special Features:	0	Val/Su Net:	137.55
Final Total:	644000	Val/Su SzAd	212.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,219	166.980	203,555
BMT	Basement	1,211	98.190	118,905
FFL	First Floor	1,211	166.980	202,219
HST	Half Story	594	166.980	99,189
EFP	Enclos Porch	195	40.570	7,911
OFP	Open Porch	155	26.740	4,144
WDK	Deck	95	15.760	1,497
UAT	Upper Attic	2	66.790	134
	Net Sketched Area:	4,682	Total:	637,554

Size Ad	3024	Gross Are	5282	FinArea	3993

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	